



City of Renton

Planning Commission

Keeping Animals Code
Amendments

November 14, 2007

Docket Work Program

- As part of the docket work program Development Services requested:
 - A review of household pets
 - Clarification regarding the keeping of small animals such as ducks, geese, chickens, and rabbits
- Additionally, City Council requested:
 - Clarification regarding the keeping of pigeons

Planning Commission

- We have discussed:
 - Household pets
 - accessory use
 - Small animals
 - Pigeons
 - Hobby Kennels
 - Hobby Husbandry
 - Increasing diversity of Renton
 - Increasing interest in sustainability through urban agriculture

Staff Work

- As a result input from Planning Commission, as well as a meeting with Development Services and Animal Control staff has worked on:
 - Standards for the number of allowable household pets and domestic animals based on lot size
 - Definitions for those animals
 - Additional Animals Permit (replacing Hobby Kennel)
 - Process and criteria for decision
 - Other associated code work



Definitions



Definitions



- Pets, Household:
 - *“Animals that are generally kept as part of a household and for the purpose of companionship. These animals are to include: dogs, cats, rabbits, caged indoor birds, small rodents, non-venemous reptiles and amphibians that weigh less than ten pounds, and other animals of similar size and characteristics as approved by the Development Services Director.”*

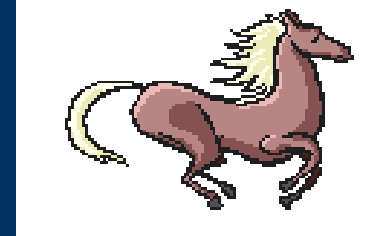


Definitions

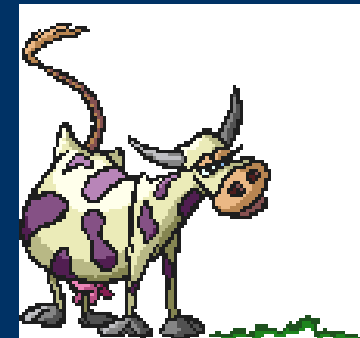
- Animals, Domestic:
 - “Animals that have been bred to be tame, are dependent on human intervention for food and shelter, and are kept continually at the premises of the owner. These animals include: large lot domestic animals, medium lot domestic animals, and small lot domestic animals, and other animals as approved by the Development Services Director. Bees, peafowl, and roosters are not allowed.”

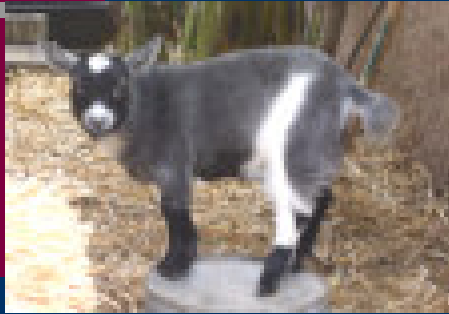


Definitions



- Animals, Domestic – Large Lot:
 - “Animals that require at least one acre lot size; to include horses, ponies, donkeys, cows, goats, llamas, oxen, pigs, and other animals of similar size and characteristics as approved by the Development Services Director.”





Definitions

- Animals, Domestic – Medium Lot:
 - “Animals that require at least 12,500 gross square feet lot size; to include, ducks, geese, sheep, miniature goats that are smaller than twenty-four inches (24”) at the shoulder and/or not more than 150 pounds in weight, and other animals of similar size and characteristics as approved by the Development Services Director.”



Definitions

- Animals, Domestic – Small Lot:
 - “Animals that require at least 6,000 gross square feet lot size; to include chickens, rabbits, pigeons, and other animals of similar size and characteristics as approved by the Development Services Director.”





Definitions

- Animal Foster Care Provider:
 - “A homeowner and/or tenant who cares for an animal or animals not considered their pet or pets on a temporary basis that is not longer than 120 days per animal.”

Definitions

- Ocassional Breeder:
 - “An owner/tenant with domestic pets that has a single litter no more frequently than one time every two years and keep the offspring no longer than 120 days.”



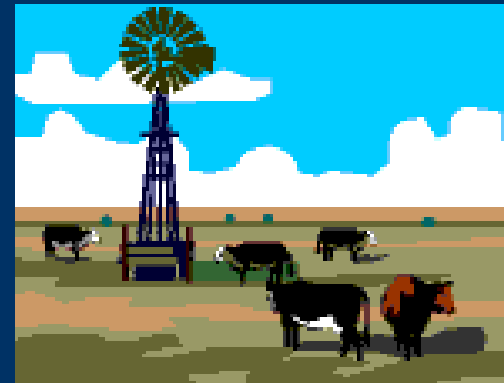
Definitions



- Additional Animals Permit:
 - *“A conditionally granted permit for the keeping of household pets and/or domestic animals when they are accessory at greater numbers than allowed outright. For dogs, cats, and/or combinations of dogs and cats the maximum number allowable with this permit is six (6). Animals kept in small animal hospitals, clinics, pet shops, or grooming services are excluded from this definition.”*

Definitions

- Commercial Stables:
 - A land use on which large lot domestic animals are kept for sale or hire to the public. Breeding, boarding, or training of large lot domestic animals may also be conducted.





4-4-010

Keeping Animals

A. Purpose and Intent:



- Animal owners keep their animals for a variety of reasons including, but not limited to, companionship, affection, and protection. The regulations in this section set standards intended to require the keeping of animals in a humane and appropriate manner that benefits the animals and allows animals to coexist harmoniously with adjacent and abutting uses..

B. Applicability:

- The keeping of household pets and/or domestic animals up to the maximum number allowed in section 4-4-010 and/or section 4-9-100 Additional Animals Permit by an owner/tenant for the purpose of enjoyment is permitted outright as an accessory use to residential or commercial use subject to the requirements of this section and section 4-5-050A Accessory Use. The keeping of such animals in a manner consistent with the standards in this chapter shall not constitute a nuisance or public disturbance in accordance with RMC 1-3-3 and RMC 8-7-3.

D. Number of Animals Allowed:

- 1. Household Pets. Three (3) household pets may be kept per single-family residence, residential unit, or commercial building. On single-family residential lots that are larger than 20,000 gross square feet, one additional household pet may be kept per additional 10,000 gross square feet in lot size, except dogs and/or cats.



D. Number of Animals Allowed:

- a. The keeping of four (4) or more dogs and/or cats shall always require obtainment of an Additional Animals Permit RMC 4-9-100 or a Conditional Use permit for a Kennel, RMC 4-9-030.



D. Number of Animals Allowed:

- 2. Domestic Animals. Domestic animals are allowed to be kept in residential zoning designations. All domestic animals must be kept outdoors and confined in a dedicated shelter and/or pen area. Small lot domestic animals may be kept in addition to household pets, as well as large and/or medium lot domestic animals. When the total number of any combination of medium lot domestic animals, large lot domestic animals, and/or household pets at the property is greater than four (4) total animals an additional animals license, RMC 4-9-100, shall be required.

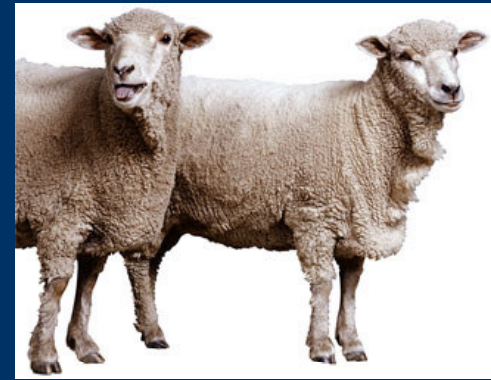
D. Number of Animals Allowed:

- *a. Two (2) large lot domestic animals may be kept on lots that are at least one gross acre. On lots that are larger than one gross acre, one (1) additional large lot domestic animal may be kept per additional 20,000 gross square feet in lot size.*



D. Number of Animals Allowed:

- *b. Two (2) medium lot domestic animals may be kept on lots that are at least 12,500 gross square feet in size. On lots that are larger than 12,500 gross square feet, one (1) additional medium lot domestic animal may be kept per additional 7,500 gross square feet in lot size.*



D. Number of Animals Allowed:

- *c. Three (3) small lot domestic animals may be kept on lots that are at least 6,000 gross square feet in size. On lots that are larger than 6,000 gross square feet, one (1) additional small lot domestic animal may be kept per additional 2,000 gross square feet in lot size.*



E. Keeping Greater Number of Animals Than Allowed:

- 1. Greater numbers of animals than allowed in 4-4-010E may be allowed subject to an Additional Animals Permit (RMC 4-9-100)..
- 2. Occasional breeders are permitted to keep a greater number of animals than allowed on a temporary basis not to exceed 120 days when those animals are less than 120 days old.

E. Keeping Greater Number of Animals Than Allowed:

- 3. Animal foster care providers shall be allowed to keep a greater number of household pets than permitted outright provided they obtain an Additional Animals Permit.



F. Home Occupations

- The keeping of household pets or domestic animals for the purposes of sale, boarding, or any for-profit venture in all residential and mixed use zones requires a Home Occupation permit. Any owner/tenant who keeps household pets and/or domestic animals and sells any animal related product made from or produced by their household pets and/or domestic animals shall be required to obtain a Home Occupation permit, RMC 4-9-090. Keeping animals for commercial purposes that exceed the standards of a Home Occupation accessory use requires approval pursuant to RMC 4-2-060 Uses Allowed in Zoning Designations.

G. General Standards for Keeping Animals:

- 1. Shelter Location: Shelters, pens, and permanent or temporary kennel structures shall be located a minimum of ten feet (10') from any property line and in the rear yard unless the Development Services Division, based upon information provided by an owner/tenant, determines that a side yard would be a better location for the shelter, pen, and/or kennel



G. General Standards for Keeping Animals:

- **a. Barns and Stables:** Private barns and stables shall be located a minimum of fifty feet (50') from any property line. Barns and stables may not be located in attached garages or carports.

G. General Standards for Keeping Animals



- **2. Confinement:** All animals shall be kept and maintained in a manner which confines their movement and activity to the premises of the owner/tenant.
- **3. Health and Safety:** All animals shall be kept in such a manner so as not to create any objectionable noise, odor, or otherwise cause to annoy or become a public nuisance to the health, safety or general welfare of any person. Provision shall be made to ensure that animal food stored outdoors will not attract rodents or insects.

G. General Standards for Keeping Animals

- **4. Animal Waste and Food Waste:** *All shelter structures, confinement areas, and/or open-run areas shall be kept clean.* Animal waste shall be properly disposed of, and any accumulated animal waste must not be stored within the shelter setback area. Any storage of animal waste must not constitute a nuisance as defined in chapter 1-3 RMC. *Provision shall be made for the removal of animal and food wastes so that the confinement area and shelter are kept free from infestation of insects, rodents, or disease, as well as to prevent obnoxious or foul odors.*

G. General Standards for Keeping Animals



- **5. Fencing:** All open-run areas shall be surrounded by a fence located a minimum of ten feet (10') from all property lines. Electric and barbed wire fences may be used to confine animals provided the conditions of RMC 4-4-040, Fences and Hedges, are met.

G. General Standards for Keeping Animals



• 5. Fencing (cont.)

- a. Open-run areas for dogs shall be surrounded by a fence that measures at minimum six feet (6') in height.
- b. On lots that are larger than one gross acre in size, open-run areas may be located closer than ten feet (10') to a property line if the open-run fence area is no closer than one hundred feet (100') to any dwelling unit and the location is approved by Development Services.



4-9-100

Additional Animals License Process

B. Applicability:

- Additional Animals Permits are issued to an individual and held by that individual as long as they occupy the address where the keeping of additional animals has been approved. The license is not transferable to a different individual or a different property.

C. Authority and Responsibility:

- The Development Services Division, when satisfied that all requirements for an Additional Animals Permit are met, shall approve the issuance of the Additional Animals Permit. The number of animals allowed with the Additional Animals Permit is at the discretion of the Reviewing Official and/or the inspecting Animal Control Officer, not to exceed a maximum of six (6) dogs and/or cats.

C. Authority and Responsibility: (Cont.)

- If the Additional Animals Permit involves a use that also requires a Home Occupation Permit (RMC 4-9-090), The Zoning Administrator shall provide documentation to the Finance Department that the keeping of additional animals complies with the requirements of this Section.

F. Decision Criteria

- Added a sentence about inspection by animal control, it may be required
- Factors:
 - No adverse effects, past history with animals, adequate facility, type of animal, waste management, and zone.

Factors in Decision Criteria:

- 7. If the application is for the keeping of additional large lot animals, a farm management plan based on the King County Conservation District's Farm Conservation and Practice Standards and showing that there is adequate pasturage to support a greater number of animals is provided, must have been adopted.



Factors in Decision Criteria :

- 8. If the application is for an animal foster care provider, the applicant shall keep paperwork for all foster animals which states that the animals are foster animals from a sponsoring organization. Such paperwork shall be provided upon request to City officials.



H. Period of Validity, Individual Permit

- An Additional Animals Permit shall be biennially renewed and valid as long as the operator is in compliance with the City requirements and has not had the Additional Animals Permit revoked or renewal refused. In addition, all animals that are required to be licensed shall be individually licensed according to the regulations found in chapter 5-4 RMC, Animal Licenses. Failure to renew animal licenses as required in RMC 5-4 shall trigger review and/or revocation of the Additional Animals Permit.

I. Violation and Penalties:

- *1. Revocation of Additional Animals License: If, after conducting an investigation the Reviewing Official finds that keeping of additional animals is in violation of the provisions of this Section and/or the terms and conditions subject thereto, he or she shall refer the findings to the Development Services Director who may revoke the additional animals license.*



Other Code Changes

Other Code Changes

- 4-1-170 Land Use Review Fees
 - Amend Hobby Kennel License to Additional Animals Permit
- 4-2-060 and 4-2-070 Zoning Use Tables
 - Strike -
 - Animal husbandry large, medium, and small
 - Keeping greater number of animals
 - Hobby Kennel
 - Household Pets

Other Code Changes

- 4-2-080 Conditions Associated with Zoning Use Tables
 - Strike note #36 regarding keeping greater number of large animals
 - Strike note #51 regarding general requirements for animal husbandry and zoning
- 4-8-080 Review Process and Submittal Requirements
 - Amend Hobby Kennels to Additional Animals

Other Code Changes

- 6-6-2 Taking up of Animals
 - Amend Large and Small domestic animals to large lot, medium and small lot domestic animals.



Other Code Changes

- 4-2-050 Permitted Land Uses Established
 - Amend definition of Accessory Uses
 - Uses customarily incidental and subordinate to the principal use and (~~typically~~) located upon the same lot occupied by the principal use or on an abutting/adjacent lot that is under the same ownership as the principal lot. Some accessory uses are specifically listed, particularly where a use is only allowed in an accessory form, whereas other accessory uses are determined by the Development Services Division on a case-by-case basis per RMC 4-2-050C4 and C6, Accessory Use Interpretations and Unclassified Uses.

